

TO LET

HIGH QUALITY OFFICE SUITES (GROUND & 1ST FLOOR)

342 SQ FT - 693 SQ FT (31.81 SQ M - 64.38 SQ M)



The Long Barn & The Bakery , Mitre Farm, Corse Lawn, GL19 4NG

Idyllic Location | 1 GB Fibre Broadband | Ample on site parking | Competitive Rentals



Mitre Farm Business Park offers a variety of high quality office suites that may suit a variety of uses under Use class E of the Use classes order.

Located only 5 miles from Tewkesbury the site is well positioned for both the M50 Junction 2 and the M5 Junction 9 .

What 3 Words Location

///acrobat.endearing.round

DESCRIPTION

Three Suites are available over two buildings.

The Long Barn

Two storey Purpose built office building with timber clad elevations under a pitched roof.

Ground Floor and First Floor suite options which comprise of:

- Kitchenette to each office
- Communal WCs on each floor
- Dado height electrical sockets
- Air conditioning to first floor.
- LED Lighting
- Fibre Optic Broadband

Ground Floor office 342 sq ft (31.81 sq m)

First Floor Office 351 sq ft (32.65 sq m)

The Bakery

Single Storey property constructed of brick, timber clad to elevations under a pitched roof.

- Self contained unit
- WC and kitchenette
- Arranged over two open plan work areas
- 5 Nr. set of French Doors to front elevations of both working areas
- Exposed beams
- Reception area

The property has a floor area of approximately 478 sq ft (44.40 Sq M) measured on a Net Internal Area basis (NIA).



KEY INFORMATION

SERVICES

Water, drainage and electricity are connected to the property.

Heating is provided through electric flat panel heaters.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

RATING

The 2023 Rating list shows the properties as :
OFFICES & PREMISES

The Long Barn Ground Floor: £4,150

The Long Barn First Floor: £4,100

The Bakery: £5,200.

QUOTING TERMS

The property is available by way of a new Internal Repairing and Insuring for a negotiable term of years.

QUOTING RENTAL

The Long barn

Ground Floor - £4,800 per Annum

1st Floor- £4,800 per Annum

The Office suites are available individually or together.

The Bakery - £6,000 per Annum

LEGAL COSTS

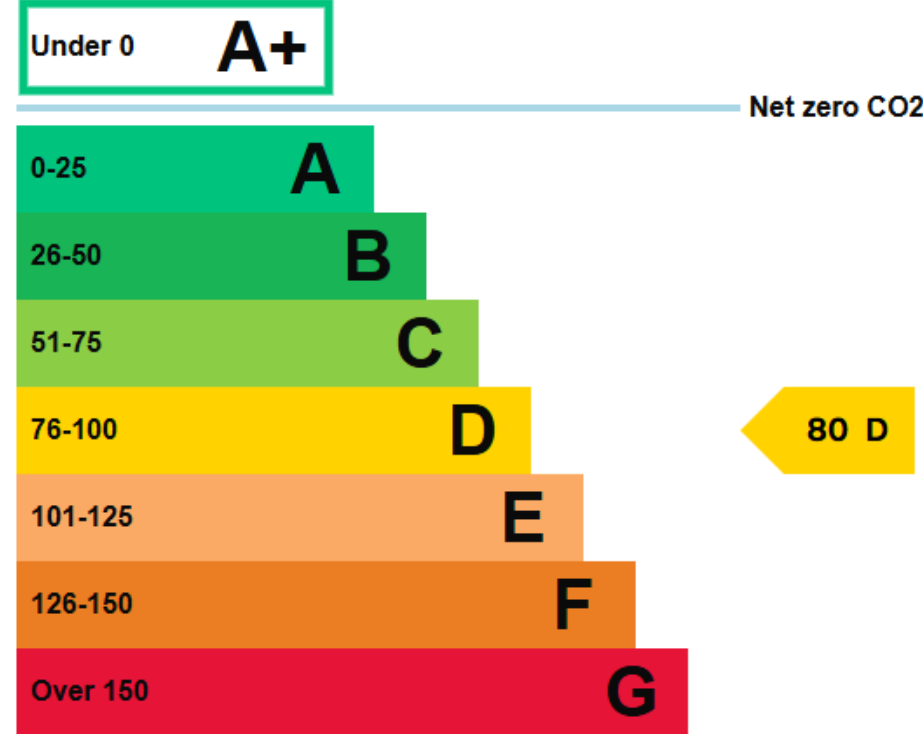
Each party will be responsible for their own legal fees involved in the transaction.

VAT

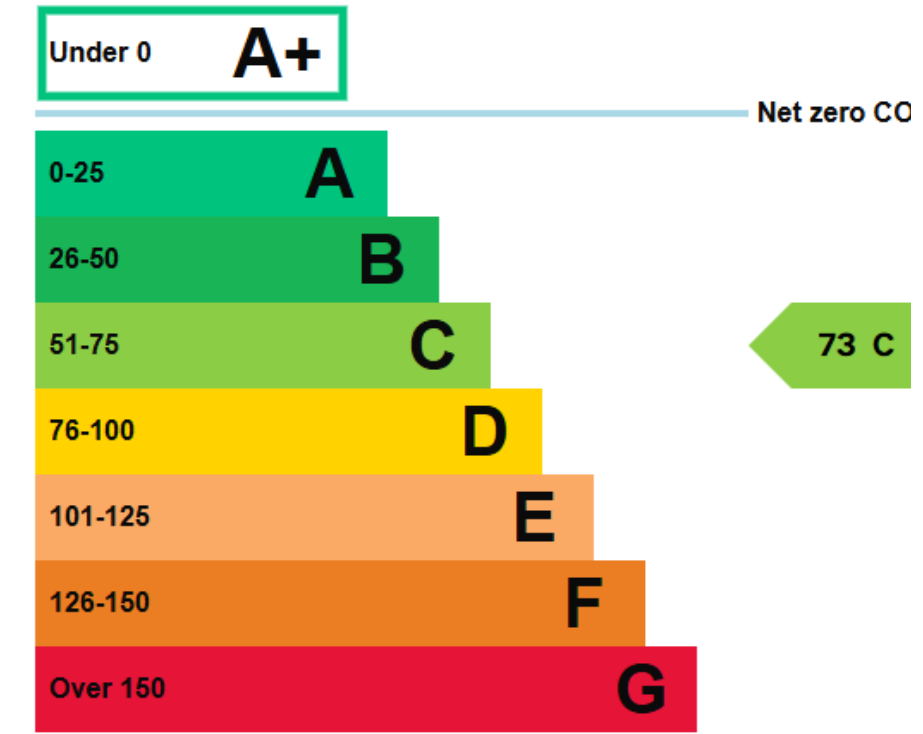
VAT is chargeable on the rental.

KEY INFORMATION

The Bakery has an EPC of D80



The Long Barn has an EPC of C73.



The logo for Kurt Wyman Surveyors & Property Agents. It features a green triangle to the left of the word 'Wyman' in a large, bold, green font. Above 'Wyman' is the word 'Kurt' in a smaller, bold, green font. Below 'Wyman' is the text 'Surveyors & Property Agents' in a white, sans-serif font.

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